



\$ 363,000.00

## 27 FALWOOD PLACE NE CALGARY

<https://paulbrinton.com>

LOCATED ON QUIER CUL-DE-SAC IN FALCONRIDGE ,  
2 STORY HOUSE, SINGLE ATTACHED GARAGE YOU  
CAN PARK SUV EASILY INSULATED, NO PET, HUGE  
DECK, FINISHED BASEMENT, SAUNA ATTACHED  
WITH 3 PIECS BATHROOM, FENCED, CLOSE TO  
UNIOR SCHOLL ( JUST WALK IN DISTANCE), NEAR  
TRANSIT, SCREEN MAIN DOOR, LOTS OF WINDOWS  
PROVIDE...

- 3 beds
- 3 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1146748

**Type:** Detached

**Bedrooms:** 3

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-10-14 19:34:29

**Bathrooms:** 3

**Bedrooms Above Grade:** 3

**Date added:** 09/27/21

**Two Piece Bath:** 1

**Lot size:** 4176 sq ft

**Year built:** 1979

**Parking:** Parking Pad, Single Garage Attached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Living Room,Wood Burning

**Exterior Features:** Other

**District:** CAL Zone NE

**Interior Features:** Central Vacuum,French Door,Granite Counters,No Animal Home,Sauna,Walk-In Closet(s)

**Roof Type:** Asphalt Shingle

**Total Parking:** 2

**Flooring:** Carpet,Laminate

**Community Features:** Schools Nearby,Playground,Sidewalks,Street Lights,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Lot Features:** Cul-De-Sac

**Heating Type:** Forced Air

## PROPERTY INFORMATION



**Basement:** Finished, Full

**Laundry features:** Main Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 6

**Construction Materials:** Wood Frame

**Foundation:** Other

**Appliances:** Convection

Oven,Dishwasher,Dryer,Electric Stove,Garage

Control(s),Humidifier,Microwave Hood

Fan,Refrigerator,Washer/Dryer,Window

Coverings

**Subdivision Name:** Falconridge

**Lot Size Acres:** 0.10

**Levels:** Two

**Zoning:** R\_C1

**List Price Square Foot:** \$ 287.61

**Photo Count:** 27

**Unit Exposure:** S

**Suite:** No

**Frontage Metres:** 10.08M 33`1"

**Living Area SF:** 1283.00

**Structure Type:** House

**Restrictions:** None Known

